HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

Housing Activity to Stabilize in 2010-2011

Overview[1]

Housing Starts:
2010: 182,000
2011: 179,600

Resales:
2010: 497,300
2011: 473,500

Housing starts: After a robust start to 2010, housing starts will moderate in the last three quarters of 2010 to total 182,00 in 2010. In 2011, housing starts will decline to 179,600.

Resales: Sales of existing homes through the Multiple Listing Service® (MLS®)[2] strengthened steadily through 2009 and remained strong in the first quarter of 2010. For the remainder of 2010 and through 2011, sales will move down to more sustainable levels. Overall, 497,300 sales are expected in 2010, followed by 473,500 in 2011.

Resale prices: The average MLS® price moved higher during 2009 and in the first quarter of 2010 reaching $341,893 as sales rose ahead of new listings. House price movements in the resale market are expected to be modest through the rest of 2010 and into 2011, as increasing inventory levels move the resale market towards more balanced conditions.

Provincial Spotlight

Quebec: Housing starts in Quebec declined to 43,303 units in 2009. However, improving economic conditions, coupled with strong migratory flows, will see housing starts increase to 47,300 units in 2010.

Nova Scotia: New home construction in Nova Scotia moved lower to 3,438 units in 2009. However, with economic growth strengthening, housing starts are forecast to reach 3,760 in 2010 and 3,850 in 2011.

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[1]The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts and historical data included in this document are based on information available as of April 23, 2010.
[2]Multiple Listing Services (MLS) is a registered certification mark owned by the Canadian Real Estate Association.

Canada

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National Housing Outlook

In Detail

Housing starts strengthened in the second half of 2009 and remained strong in the first quarter of 2010. Through the rest of 2010, housing starts are expected to moderate, reaching a seasonally adjusted annual rate of 169,525 units by the fourth quarter. Given the degree of economic uncertainty, we have considered an array of economic scenarios to generate a range for the housing outlook in 2010 and 2011. Accordingly, we expect starts to be between 166,900 and 199,600 units in 2010 and between 148,600 and 208,800 units in 2011. CMHC's point forecast for housing starts is for an increase to 182,000 in 2010 and 179,600 in 2011.

Housing starts were down in most provinces in 2009, with lower levels of activity in the first half of the year pulling down the annual totals. By the end of 2009, almost all provinces saw a rebound in the number of housing starts, a trend which continued in the first quarter of 2010. Moving forward, new residential construction is expected to moderate through the to the end of 2011, as housing starts move towards levels in-line with long term demographic fundamentals.

Measures announced for government-backed mortgage insurance, which took effect on April 19, 2010, coupled with rising mortgage rates, will ease activity in the housing market. Mortgage rates are forecast to rise gradually over the next two years, however, they will remain fairly low by historical standards.

Single-detached starts to moderate

Since mid-2009, single-detached housing starts have increased in Canada as lower levels of inventory on the resale market led to spillover demand for new residential construction. While the pace of construction is expected to moderate in the coming quarters, the number of single-detached starts is expected to reach 96,100 in 2010, up from 75,659 in 2009. Single starts will decrease to 88,200 units in 2011.

The growth in the construction of single-detached homes will be shared by all provinces in 2010. Alberta and Ontario will see the largest increases in the country this year.

Multi-family starts to increase in 2010 and 2011

Like the singles market, the number of multi-family housing starts (row, semi-detached and apartment units) decreased during the first half of 2009 and have since rebounded. There will be about 85,900 multiple unit starts in 2010, increasing to 91,400 units in 2011 as stronger economic activity and employment support housing demand.

Across the country, almost all provinces will see an increase in the number of multi-family housing starts in 2010, and all provinces are expected to post gains for 2011.

MLS® sales will start to decline

After increasing throughout 2009, existing home sales through the Multiple Listings Service® (MLS®) are expected to decline through the end of 2010. Activity in late 2009 and early 2010, was supported by a modest amount of pent-up demand which built up in 2008. MLS® sales are expected to fall from the level seen in recent quarters as this pent-up demand is exhausted and mortgage rates increase. As is the case for housing starts, we have generated a range of forecasts for MLS® sales that reflect different economic scenarios. For 2010, we forecast that MLS® sales will be between 484,000 and 513,300 units. In 2011, MLS® sales will be between 443,500 and 504,900 units. CMHC's point forecast is 497,300 MLS® sales this year and 473,500 next year, compared to 464,730 units sold in 2009.

More balanced market conditions will keep price movements small

In the final quarter of 2009 and the first quarter of 2010, the resale market was in sellers' market territory in most markets across Canada. Higher levels of sales outpaced the growth of new listings, which resulted in inventory levels that yielded sellers' market conditions. As new listings move up and sales moderate, the resale market will move towards more balanced conditions. As a result of this, house price movements in the resale market are expected to be modest over the next two years. By the fourth quarter of 2010, the average MLS® price of an existing home will be about $345,500 compared to $341,614 in the final quarter of 2009. For 2011, prices are expected to move up to $350,800.

Risks to the outlook

Given economic uncertainty, it is important to understand the risks to the outlook. On the downside, a slower than expected recovery for the U.S. economy, or any other changes in world financial markets that result in slower employment growth in Canada, could lead to lower demand for housing.

On the other hand, a stronger than expected economic response to the fiscal and monetary stimulus measures could boost employment growth and lead to stronger housing demand. In addition, the moderation in house price growth forecast in 2010 assumes that mortgage rates will rise in the second half of 2010 and resale markets will be more balanced. Should rates remain lower than projected and new listings decrease, strong sellers' market conditions could persist and house prices could grow at a stronger pace than forecast in 2010.

Considering the risks to the outlook, we expect that housing starts will be in the 166,900 to 199,600 unit range for 2010 and 148,600 to 208,800 unit range for 2011. Existing home sales through MLS® services will be between the 484,000 and 513,300 unit range for 2010 and between the 443,500 to 504,900 unit range for 2011.

Trends Impacting Housing

Mortgage Rates

The Bank of Canada cut the Target for the Overnight Rate in the early months of 2009. The rate was 1.50 per cent at the start of 2009 and has since fallen to 0.25 per cent. Looking ahead, we expect that short-term interest rates will begin to rise in the second half of 2010.

With the overnight rate expected to increase in the coming months, mortgage rates have begun to rise. According to CMHC's base case scenario, posted mortgage rates will gradually increase throughout the course of 2010, but will do so at a slow pace. For 2010, the one-year posted mortgage rate is assumed to be in the 3.6-4.8 per cent range, while three and five-year posted mortgage rates are forecast to be in the 4.2-6.7 per cent range. For 2011, the one-year posted mortgage rate is assumed be in the 5.0-6.0 per cent range, while three and five-year posted mortgage rates are forecast to be in the 5.6-7.2 per cent range.

Rates could, however, increase at a faster pace if the economy recovers more quickly than presently anticipated. Conversely, rate increases could be more muted if the economic recovery is more modest in nature.

Migration

Net migration (immigration minus emigration) was about 269,000 in 2009. Net migration is expected to move higher over the next two years due to an improving economic and employment environment. In 2010, net migration is forecast to increase to approximately 283,375 while 2011 will see 298,325; this will fuel demand for housing, particularly rental housing.

Employment and Income

Employment is forecast to improve along with economic output and increase by 1.4 per cent in 2010 and by 2.0 per cent in 2011. The unemployment rate is expected to be in the 8.1 per cent range in 2010 and about 7.8 per cent in 2011.

TRENDS AT A GLANCE

Key Factors and their Effects on Residential Construction

Mortgage Rates	Mortgage rates are expected to gradually rise over the course of 2010 and 2011, but will remain low in a historical context.
Employment	Due to the economic downturn of 2009, employment has fallen in comparison to 2008. However, 2010 should see economic conditions improve. This will help employment turn back up in 2010 and 2011.
Income	Over the past few years, tight labour markets have put strong upward pressure on personal income growth. For 2009, softer labour markets caused growth in wages and incomes to moderate. In 2010 and 2011, income growth will strengthen, in line with economic activity.
Net Migration	Net migration is forecast to remain at record levels in 2010 and 2011. An improving job market will push net migration up in 2010 and 2011.
Natural Population Increase	The low birth rate is the major factor in the slowing of growth in the natural population (births minus deaths). This will lessen the demand for additional housing stock in the medium and longer term.
Resale Market	Sales on the existing home market rebounded in 2009, which caused markets to move from buyers' to sellers' conditions. In 2010 and 2011, markets are expected to move to balanced conditions because of increasing inventory levels and moderating sales.
Vacancy Rates	Increased competition from the condo market and modest rental construction will be partly offset by strong rental demand due to high immigration. As a result, vacancy rates across Canada's metropolitan centres will remain relatively stable this year and next.
Measures Announced for Government-Backed Mortgage Insurance	These measures will moderate housing activity. Some potential home buyers will have to save a larger down payment to offset higher qualifying mortgage rates and thus postpone their purchase. Some may buy smaller, less expensive, homes. Other buyers wishing to invest in rental housing of up to 4 units will also have to save larger down payments.

Special Report: Outlook for Housing Starts 2012 -2014

Canada's housing activity is expected to stabilize in 2010 and 2011. Over the longer-term, housing starts are expected to move in-line with levels dictated by demographic fundamentals.

Housing starts are forecast to increase from the 149,081 units recorded in 2009 to between 179,000 to over 185,000 in each year from 2010 to 2014. In 2009, the level of housing starts was impacted by the economic downturn, and followed several years of near-record totals in housing starts. Moving forward, housing starts will move more in line with the overall rate of household formation.

Economic and demographic conditions expected to strengthen

Following the downturn in 2009, Canadian GDP is forecast to grow by 3.0 per cent in 2010 reflecting the impact of low interest rates and fiscal stimulus. In 2011, GDP growth will remain at 3.0 per cent. Over the 2012 to 2014 period, growth in GDP is projected to average 2.5 to 3.5 per cent.

Population growth is a key driver of housing demand over the longer term and a major contributor to population growth is immigration. Although net migration fell in 2009 from its record pace in 2008, it will rebound in 2010 and become more positive over the 2011-2014 period. This will help boost population growth and household formation. Accordingly, this will support housing starts through 2014.

The Bank of Canada's target for the overnight rate has fallen from 4 per cent at the start of 2008 to 0.25 per cent in April 2009 to counter the economic downturn and to help increase consumer spending in light of global economic and financial issues.

We expect that both short and long term interest rates will rise gradually between 2010 and 2013, before levelling off in 2014.

Mortgage rates will remain relatively low compared to historical standards and will remain below their twenty-year average. Although mortgage rates will move up from their recent historic low levels, they will remain in a range which supports Canada's housing market.

Housing starts will move in-line with the overall rate of household formation

There was no significant build-up of pent-up demand during the economic downturn. Because of this, housing starts activity will stabilize at levels that are in line with demographic fundamentals. From 2012 to 2014 housing starts are forecast to average 185,000 units.

Of course there will continue to be a certain degree of uncertainty over the medium term, so it is appropriate to consider a range for our housing starts forecast in the medium term. On the downside, a slower than expected recovery for the U.S. economy, or any other changes in world financial markets that result in slower employment growth in Canada, could lead to lower demand for housing. On the other hand, a stronger than expected economic response to the fiscal and monetary stimulus measures could boost employment growth and lead to stronger housing demand. As a result, we expect housing starts to be in the in the 148,000 to 222,000 unit range in each of 2012, 2013 and 2014.

British Columbia

Housing starts in British Columbia will trend higher during the next three years from the below-average levels of this year and next. Builders will increase housing starts beginning in 2010 in response to growing housing demand generated by a stronger economy and increasing employment. The province's unemployment rate will remain lower than the Canadian average. These tighter labour market conditions will draw migrants to the province and generate demand for both rental and ownership housing. Starts will climb from 22,900 homes in 2010 to more than 30,000 homes by 2013, a level more in line with the rate of household formation.

Alberta

Population growth, household formation supported by positive migration patterns, as well as income growth will support new housing demand over the forecast period. Higher levels of new home construction are anticipated until 2013 when inventory concerns will again moderate construction activity.

Single-detached and multi-family starts will move higher through the next three years. Inventory of complete and unoccupied single-detached units have been in decline for the past year and are at relatively low levels. The inventory of multi-family units remains elevated but should soon peak and gradually decline over the forecast period. Large gains in multi-family starts will not occur until later years when inventories are lower and activity in the high rise condominium

apartment market improves. Much of the high rise condominium starts in Alberta took place in Calgary prior to the economic downturn with some of these projects still halted.

Housing starts are forecasted to reach 28,100 units in 2010, with continued gains through 2012 when starts will reach 33,000 units. Housing starts will moderate slightly in the final years of the forecast to reach 29,000 units in 2014.

Saskatchewan

After a decline in 2009, housing starts will gradually rise over the forecast period. Total housing starts are forecasted to increase to 4,650 units in 2010 and move higher over the coming years to about 5,250 units in 2014.

Saskatchewan's economy is expected to rebound in 2010 and grow by over three per cent in 2011. Rising earnings and employment gains in Saskatchewan will support a higher level of housing demand moving forward. Demographic factors in Saskatchewan will continue to support housing demand. Net migration is projected to remain at elevated levels through the next five years, as migrants are attracted by a low unemployment rate and job opportunities. Gains from migration will be primarily from people coming from outside of Canada rather than from interprovincial migrants.

Manitoba

Manitoba's real gross domestic product is projected to expand through the next five years, fuelled by a number of major capital projects and personal spending. An expanding economy will create employment opportunities and provide income growth that will support housing demand.

Housing demand will also be supported by continued population growth. The Provincial Nominee program is designed to encourage international migrants to locate in Manitoba and net international migration is projected to rise over the forecast period and keep net migration at an elevated level.

Total housing starts will rise slightly from 4,800 units in 2010 to 5,000 units in 2014.

Ontario

Ontario new home construction will trend higher over the longer term and will move more in line with demographic demand. New home construction will reach 67,000 units by 2014, up from 63,200 units this year. A number of factors will support housing starts. Firstly, an improving economic outlook will support higher employment levels and will add to demand for both resale and new housing. Young adults or "echo boomers" born between 1985-1995 will be growing in size and improved job prospects will encourage them to form new households. Household formation will also be supported by stronger immigration as Canada begins to attract newcomers to replace an ageing workforce that will be gradually exiting the labour force More recent immigrants who have settled in Canada have shown increasing propensities to purchase homes.

Quebec

Over the course of the next five years, new home construction in Quebec will moderate to converge toward projected household formation levels. A number of factors will contribute to this movement. In the nearer term, Quebec's labour market will grow moderately, partly as a result of population ageing. Meanwhile, existing home markets will move from sellers' to more balanced conditions, thus reducing demand for new homes. Finally, the decrease, over several years, in the rate of growth of the population aged 75 years or older will moderate the need for additional construction of retirement homes during the forecast horizon. As a result, housing starts in Quebec will move from 47,300 units in 2010 to 38,000 units in 2014. Despite the decline, new home building will remain at relatively high levels when compared to recent history. Moreover, not all segments of the housing market will be impacted in the same way: demand for new single detached homes is likely to be influenced by economic and resale market conditions while that of new multi-family housing will be conditioned by the demographic factors mentioned above.

New Brunswick

Future economic growth in New Brunswick will continue to rely heavily on capital investment, with the focus on energy investment opportunities.

Urbanization will continue to be the main driver of growth for the residential construction sector's largest urban centers, including Moncton, Saint John and Fredericton. Overall, population growth will be modest due to some in-migration. The result will be a small decrease in housing starts over the forecast period. Total housing starts will range from a high of 3,640 units in 2011 to 3,250 starts by 2014.

Nova Scotia

Economic growth will remain positive over the forecast period due to an expected rise in energy and energy-related investment activities. Prospects

for growth in the offshore energy sector will depend on energy prices remaining near recent levels.

A number of smaller projects in Halifax, should contribute to additional economic activity, as Halifax remains the main driver of growth for the province.

Provincial housing market activity will remain within a range of 3,400 and 3,850 starts.

Prince Edward Island

The Island's economy will continue to see moderate growth over the 2010 to 2014 forecast period. The sectors supporting growth will be agriculture and the fishery although information technology and biosciences, will continue to grow in importance in helping to diversify the Island economy. The aerospace industry, which is located mainly in the Summerside area, is another sector that continues to expand.

Urban growth will continue to be the key driver of housing demand. As a result, Charlottetown and Summerside will be the key centers of growth, as demand continues to shift from singles to a mix of singles and multiples, including condos, semi-detached and row housing over the forecast period. Accordingly total starts will range from high of 680 units in 2011 to 625 starts by 2014.

Newfoundland and Labrador

Energy and mining development will continue to be the main source for future growth in the province. Population losses will continue to moderate over the forecast period, as a result of improving economic conditions for St. John's. Current demographic and population growth rates are expected to limit the upside for housing demand. However, current and future development of large capital projects will help support housing starts activity in St. John's over the forecast period.

Growing demand from seniors, and tighter rental markets should limit declines in multiple construction activity over the forecast period. Accordingly, total housing starts are expected to remain within a range of 2,750 and 3,120 starts over the forecast period of 2010 and 2014.

Supplementary Table: Provincial Housing Starts Summary
(units and annual percentage change)

	2009	2010(F)	2011(F)	2012(F)	2013(F)	2014(F)
NFLD	**3,057**	**3,075**	**3,120**	**2,950**	**2,850**	**2,750**
%	-6.3	0.6	1.5	-5.4	-3.4	-3.5
PEI	**877**	**650**	**680**	**650**	**635**	**625**
%	23.2	-25.9	4.6	-4.4	-2.3	-1.6
NS	**3,438**	**3,760**	**3,850**	**3,650**	**3,525**	**3,400**
%	-13.7	9.4	2.4	-5.2	-3.4	-3.5
NB	**3,521**	**3,590**	**3,640**	**3,450**	**3,300**	**3,250**
%	-17.6	2.0	1.4	-5.2	-4.3	-1.5
QUE	**43,403**	**47,300**	**41,500**	**40,000**	**39,000**	**38,000**
%	-9.4	9.0	-12.3	-3.6	-2.5	-2.6
ONT	**50,370**	**63,200**	**58,800**	**62,000**	**64,000**	**67,000**
%	-32.9	25.5	-7.0	5.4	3.2	4.7
MAN	**4,174**	**4,800**	**4,900**	**4,950**	**4,950**	**5,000**
%	-24.6	15.0	2.1	1.0	0.0	1.0
SASK	**3,866**	**4,650**	**5,000**	**5,100**	**5,150**	**5,250**
%	-43.4	20.3	7.5	2.0	1.0	1.9
ALTA	**20,298**	**28,100**	**32,400**	**33,000**	**30,000**	**29,000**
%	-30.4	38.4	15.3	1.9	-9.1	-3.3
BC	**16,077**	**22,900**	**25,700**	**29,000**	**31,700**	**30,400**
%	-53.2	42.4	12.2	12.8	9.3	-4.1
CAN*	**149,081**	**182,000**	**179,600**	**184,800**	**185,100**	**184,700**
%	-29.4	22.1	-1.3	2.9	0.2	-0.2

SOURCE: CMHC.

(F) Forecast.

* Totals may not add due to rounding.

Economic uncertainty is reflected by the current range of forecasts, which varies from 166,900-199,600 units for 2010, 148,600-208,800 units for 2011, 148,000-222,000 units for 2012, 2013 and 2014.

British Columbia

Overview

Housing demand will benefit from a pick up in momentum in the economy and higher levels of employment. On the supply side, builders will start more homes to meet this demand. Home prices will continue to trend higher in large urban markets and will result in more existing homes being listed for sale. However in smaller markets, prices will be stable. New home construction will remain below the 10-year average of 27,300 units.

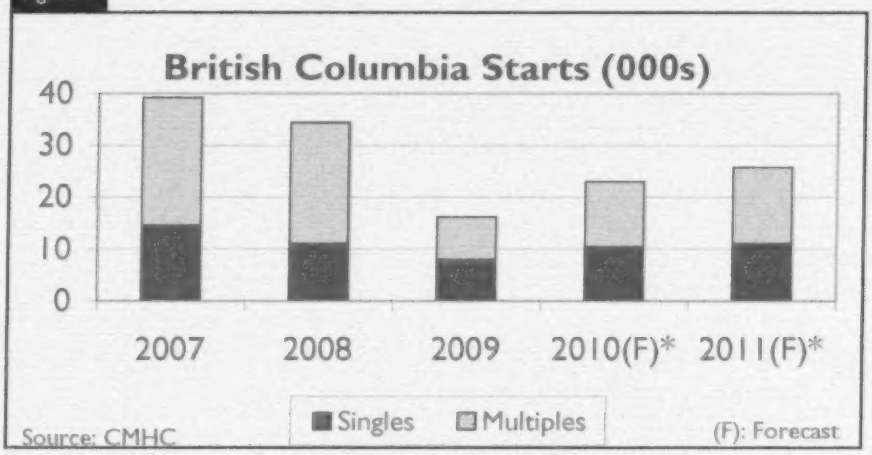
Last year, the resale market in British Columbia rebounded ahead of expectations. Low mortgage rates, along with an increased number of homes for sales, were factors contributing to higher existing home sales.

In 2010, housing markets will respond positively to economic fundamentals, such as employment which is trending higher.

Job opportunities are one factor that will attract people to British Columbia this year and next adding to housing demand. Net interprovincial migration has picked up from one-year ago. Combined with the positive impact of international immigration, the overall trend in population growth will add about 24,000 new households this year and next.

The Vancouver Census Metropolitan Area (CMA) housing market, supported by a rebound in employment last year and high levels of migration, leads the turnaround in existing home sales and prices. New home listings are trending higher bringing resale market conditions into balance, providing home buyers with more choice. Expect increases in housing starts, resales and existing home prices this year. The housing sector in the Victoria CMA is showing similar trends.

Figure 1



*The point estimate for provincial total housing starts is 22,900 for 2010 and 25,700 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 21,000-25,000 units for 2010 and 21,300-30,100 for 2011.

In Detail

Single Starts: The upward trend in single-detached home starts will extend into 2010. The introduction of the Harmonized Sales Tax may move some single starts forward, offsetting starts that would have occurred in the second half of the year. Demand among consumers for single detached homes continues to be strong and will benefit from improving economic fundamentals and relatively low mortgage rates.

Multiple Starts: Construction of multiple-unit housing will pick up this year and next as developers move ahead with projects in response to positive economic and demographic signals. Phased projects will be the focus of builders in 2010 in most provincial housing markets, while larger projects are set for British Columbia's main urban markets in 2011.

Resales: The number of MLS® sales will increase as the economy gains momentum and employment grows. Demand brought forward in anticipation of rising mortgage rates in the second half of 2010 will likely dissipate and moderate the level of existing home sales. At the same time, recovery in existing home prices will lead to an increasing supply of homes for sale. Resale market conditions will be balanced as the sales-to-new listings ratio stabilizes.

Prices: Existing home prices in British Columbia will grow in line with the rate of inflation, reflecting balanced supply and demand conditions. Price weakness early in 2009 will exaggerate the annual growth rate this year. Resale prices will see modest growth in 2011.

Alberta

Overview

Alberta's economy is expected to improve in 2010 followed by more growth in 2011. Higher oil prices will see new projects starting. The natural gas industry will soften the expansion as a result of low natural gas prices. Overall, investment intentions in Alberta are projected to be higher by three per cent in 2010.

Labour market conditions are expected to improve this year as the economy gains traction.

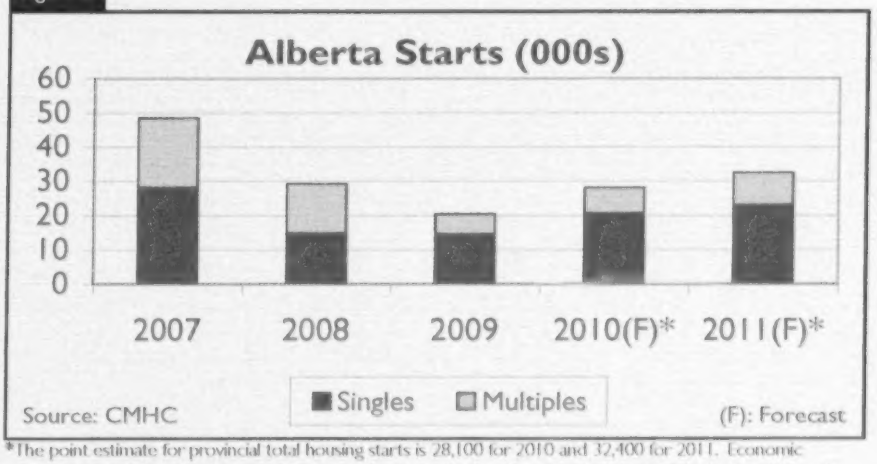
The net losses from inter-provincial migration and non-permanent residents experienced in the latter part of 2009 are expected to moderate in 2010. International migration is expected to remain robust this year and next year. Net migration is expected to contribute to population growth in 2010 and 2011 which will support housing demand.

In Detail

Single Starts: Single-detached starts bottomed in 2009 and are expected to rise in both 2010 and 2011. In 2010, starts will rebound, as builders respond to rising demand and lower inventories. Relatively low mortgage rates in 2010 and move-up buying will also help construction activity. Starts will move higher in 2011 with the expanding economy.

Multiple Starts: Multi-family starts will continue to be held back by a muted level of high rise apartment condominium construction. The number of complete and unoccupied multi-family units remains elevated but a peak should soon arrive with inventory levels expected to gradually decline over the forecast period. After a sharp reduction in multi-family starts last year, activity will increase in 2010 but remain modest. The recovery of multi-family starts will continue in 2011 supported by declining inventory levels.

Figure 2



*The point estimate for provincial total housing starts is 28,100 for 2010 and 32,400 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 26,000-31,200 units for 2010 and 26,500-37,800 for 2011.

Resales: Homebuyers responded to low mortgage rates and an improved economic outlook by rapidly increasing resale volumes in early 2010. Some demand has been brought forward by those consumers wanting to take advantage of current market conditions. By year-end, resale volumes in 2010 will be similar to the annual volumes in 2009, with single-digit growth in 2011.

Prices: Growth in average existing home prices will moderate slightly in the third and fourth quarters of 2010 reflecting more balanced market conditions due to modest sales and a rising supply of homes listed for sale. Average prices will grow by 3.3 per cent in 2011.

Saskatchewan

Overview

The economy is projected to rise by 2.9 per cent in 2010 and then to grow by 3.2 per cent in 2011.

Drilling activity is projected to rise as a result of higher oil prices. Investment in the potash industry and uranium will continue in anticipation of a recovery. Overall, investment intentions in Saskatchewan are projected to be up 5.5 per cent from last year, adding support to provinical economic growth this year and next.

The improved economy in 2011 will be reflected by stronger job growth, lower unemployment rates, and higher wages.

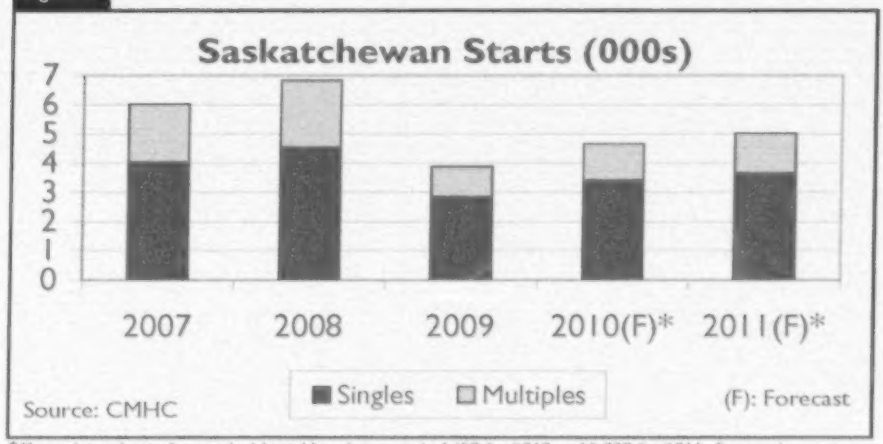
Demographic factors in Saskatchewan will continue to support housing demand. Net migration is projected to remain at elevated levels in 2010 and 2011. The source of migrants is shifting from provincial migration, and gains will be primarily from people coming from outside of Canada.

Housing starts will increase to 4,650 units in 2010 and to 5,000 units in 2011.

In Detail

Single Starts: Single-detached starts will increase over the forecast period. Low but rising mortgage rates, as well as a moderation in the pace of house price increases have combined to strengthen demand for new homes. Going into 2011, the economic upturn, particularly the buoyant labour market, will further shore-up demand. Single-detached starts are expected to climb to 3,400 units in 2010, and to 3,650 units in 2011.

Figure 3



*The point estimate for provincial total housing starts is 4,650 for 2010 and 5,000 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 4,150-5,050 units for 2010 and 4,100-5,800 for 2011.

Multiple Starts: Multi-family starts will rise modestly in 2010, reaching 1,250 units and then rise again in 2011 to 1,350 units. So far this year, local builders have been cautiously ramping up production, particularly in the province's smaller centres. Accordingly, the share of starts occurring outside of the province's two largest centres will be historically high in 2010 as concerns over rising inventories in the larger centres and elevated levels of migration to Saskatchewan's smaller centres create a strong draw for multi-family units. The province's larger centres will regain a larger share of activity in 2011 as inventories decrease gradually through 2010.

Resales: The slower pace of price increases coupled with historically low mortgage rates have improved affordability and stimulated demand, placing most markets in balanced conditions. Over the forecast period, the province's economic recovery will become more firmly entrenched. This will support a higher level of resales in 2010 and in 2011.

Prices: The average MLS® price in Saskatchewan will increase by 2.4 per cent to 239,300 in 2010 and then increase by 3.3 per cent to over 247,000 in 2011.

Manitoba

Overview

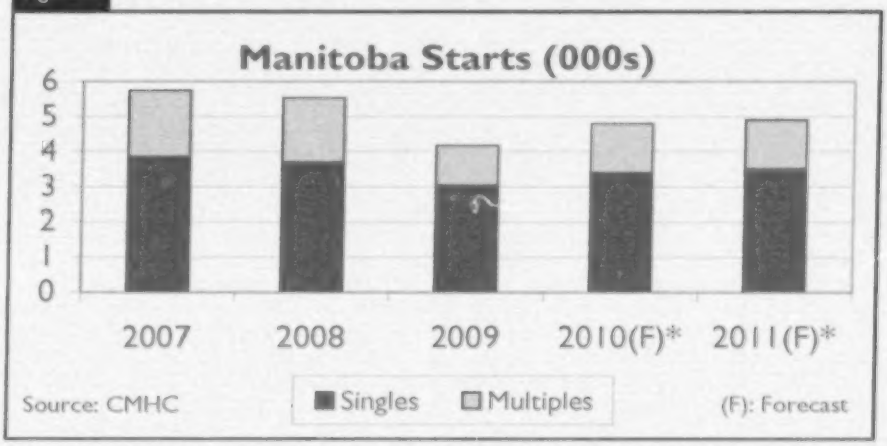
With additional sources of optimism, the forecast for Manitoba's real gross domestic product has been revised higher and is projected to rise by 2.5 per cent in 2010 and 3.0 per cent in 2011.

The economic recovery will create employment opportunities. As a result, the unemployment rate is expected to peak during 2010 and then gradually come down in 2011.

Housing demand will continue to benefit from net migration. The Provincial Nominee program is designed to encourage international migrants to locate in Manitoba. Net international migration is projected to rise in both 2010 and 2011, more than offsetting the losses from interprovincial migration.

Housing starts will increase to 4,800 units in 2010 and to 4,900 units in 2011.

Figure 4



*The point estimate for provincial total housing starts is 4,800 for 2010 and 4,900 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 4,300-5,200 units for 2010 and 4,000-5,700 for 2011.

In Detail

Single Starts: With demand rebounding, single-detached starts will increase in 2010. A more buoyant economy will help support the new home sector over the next two years, though 2010 will see the largest gain as production expands in response to lower inventory levels and fewer active listings in the competing resale market. Next year will see a more modest gain in single starts due in part to higher mortgage rates.

Multiple Starts: After a sharp reduction in starts last year, multi-family construction is on pace to move higher in 2010. This year's strong performance will be due to heightened rental apartment construction in Winnipeg. Persistently low vacancy rates and incentives for new units support many of these rental starts, though projects targeted to low income groups will also play a role. Rising housing costs and a low volume of complete and unabsorbed units will maintain similar levels of multi-family construction in 2011.

Resales: The heightened pace of existing home sales since the fall of 2009 will moderate through the latter half of 2010 as rising mortgage rates and house prices begin to hamper affordability. Nonetheless, the strong sales pace at the beginning of the year will push 2010 activity above last year's levels. Existing home sales will average nearly 13,500 units during the next few years.

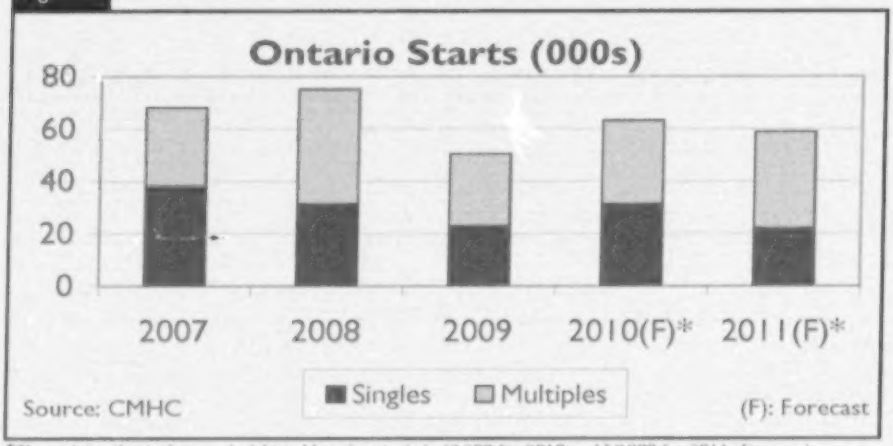
Prices: A shortage of active listings relative to sales will lift average resale prices by seven per cent in 2010. This year's rise in home prices will lead to an increasing supply of new listings in the existing home market, especially in Winnipeg. This should encourage a return to balanced market conditions by 2011 and a rate of price growth more in line with inflation.

Ontario

Overview

Ontario new home construction will rebound by over 25 per cent in 2010 to 63,200 units, recovering most of the losses in 2009. A gradually improving provincial economy, increasing household formation and improved financial market conditions will support housing activity. Despite stronger economic growth, higher interest rates and more balanced resale markets will temper housing activity.

Figure 5



*The point estimate for provincial total housing starts is 63,200 for 2010 and 58,800 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 58,100-69,500 units for 2010 and 48,900-68,200 for 2011.

Government spending will assist the provincial economy. So far during 2010, Ontario consumer spending has improved. Furthermore, Ontario consumer bankruptcies have dipped in recent months - pointing to an improving economy. Similarly, recent business outlook surveys indicate firms are optimistic about their business prospects in the next twelve months and will soon boost inventories to satisfy growing demand. Inventory restocking will support demand for labour in Ontario.

After growing at a rate below historical averages in recent years, Ontario's population will grow at a slightly faster rate - fuelled by stronger immigration and fewer migratory outflows to western Canada.

In Detail

Single Starts: Single starts have led the recovery in residential construction activity and will continue to trend higher until the mid point of 2010. The introduction of the Harmonized Sales Tax may move some single starts forward, offsetting starts that would have occurred in the second half of the year. Single starts will reach 31,200 units this year. As home prices and mortgage carrying costs rise, demand for more expensive housing will moderate in the second half of 2010 and into 2011.

Multiple Starts: Multi-family home construction will reach 32,000 units in 2010. Construction will be driven by townhouse and apartment starts. Rising mortgage carrying costs will help support demand for more inexpensive housing into 2011. A backlog of apartment unit sales that have yet to commence construction will also support the construction of multi-family units.

Resales: Ontario existing home sales will reach 217,600 units in 2010. The strong pace in sales seen in recent quarters reflects households taking advantage of low mortgage rates. The level of sales will not likely be sustained and will move better in line with economic fundamentals. Look for home sales to cool during the second half of 2010 and into 2011 as rising mortgage rates dampen demand among first time buyers

Prices: After experiencing buyers market conditions in early 2009, Ontario resale markets have tightened and sellers' to balanced market conditions will be restored. The robust recovery in resale home prices will prompt more listings in the next few years - dampening the growth in Ontario home prices.

Quebec

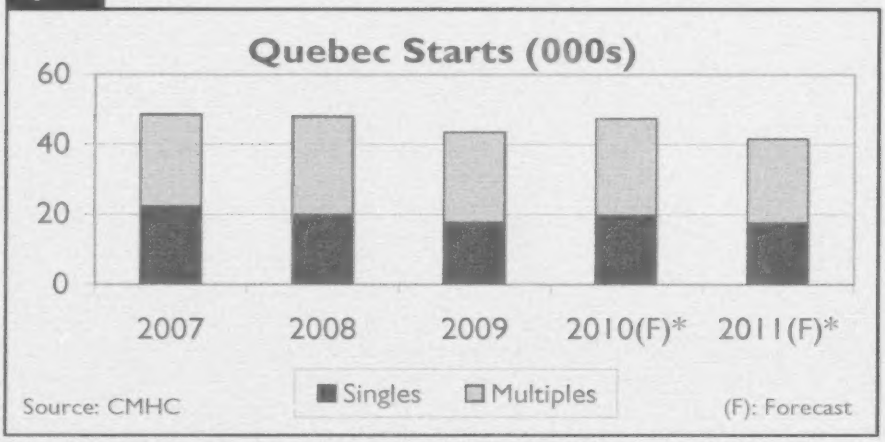
Overview

A recovering economy, favourable borrowing conditions and strong migratory flows will fuel Quebec's housing markets this year and next. Sales of existing homes will surpass the 86,000 mark this year and more than 47,000 new homes will be started in the province.

In the second half of 2009, the impact of improving global and national economic environments was already apparent in all sectors of Quebec's economy. In addition to public spending on infrastructure projects, both household spending and private investment started to grow again, while exports reacted positively to increased global demand. Whereas a share of the growth in 2010 will stem from various fiscal measures, 2011 will see the private sector contributing to provincial growth. Given this context, the Quebec economy is forecast to grow by just over 2.6 per cent in 2010 and by 3.0 per cent in 2011.

A variety of demographic factors will also sustain the province's housing markets in the coming years. Growing net migration to the province will continue to have a positive impact on the rental and resale markets. In addition, population ageing and the recent increase in the birth rate will likely prompt households to adjust their housing needs.

Figure 6



*The point estimate for provincial total housing starts is 47,300 for 2010 and 41,500 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 43,400-51,800 units for 2010 and 34,500-48,200 for 2011.

In Detail

Single Starts: Recently, starts of single detached homes have benefited significantly from the improved economic and financial environment as well as from the reduced supply of such homes on the resale market. However, the easing of the resale market combined with a trend toward more affordable housing will take pressure off of new construction going forward. About 19,700 single detached starts are expected in 2010 and 17,500 in 2011.

Multiple Starts: A number of factors such as: the current high level of inventory, which will remain relatively high, the lower growth rate of the population aged 75 and over, which will limit demand for retirement homes, will dampen starts of multiple family homes in 2011. Nonetheless, given the strong pace at the outset of the year multiple starts will rise to 27,600 units in 2010, moving down to 24,000 in 2011.

Resales: Following a strong recovery in 2009 – which has extended into the first quarter of 2010, MLS® sales will moderate during the remainder of this year, as less favourable buying conditions emerge. Sales of existing condominiums (town houses or apartments) will again be an important component of the total. The Multiple Listing Service (MLS®) will record over 86,000 unit sales this year, while 2011 will see 83,000 unit sales.

Prices: Decreasing demand for resale homes combined with rising supply will take pressure off prices in the course of the next two years. With a return to more balanced conditions, price growth in the resale market will moderate during 2010 and 2011 to a pace that is in line with inflation.

New Brunswick

Overview

New Brunswick's economic performance will benefit from improvements in the global economy, with positive employment and economic growth expected in 2010 and 2011.

Increased investment on infrastructure projects at both the provincial and municipal level should contribute to economic growth this year and next. Consumer spending is also expected to show moderate growth as the outlook for the labour market improves.

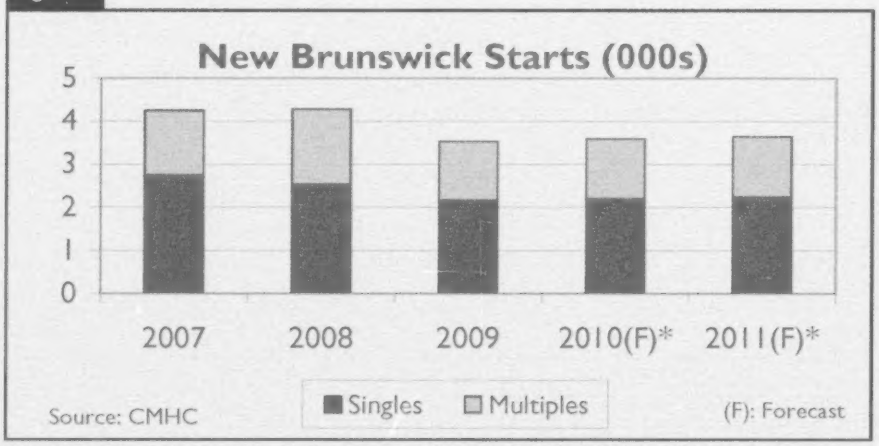
Several new, recently announced capital projects will provide additional strength to the provincial economy in late 2010 and beyond.

In Detail

Single Starts: Net-migration in large urban centres is expected to remain steady in 2010. Employment levels in 2010 around the province will likely remain near the record levels reported in Fredericton, Moncton and Saint John last year. As a result housing demand will be steady in 2010. Expect single starts to reach 2,200 units in 2010 followed by a subsequent increase to 2,225 units in 2011.

Multiple Starts: On the heels of last year's strong showing, expect a small decline in multiple starts in both Fredericton and Saint John as fewer apartment starts are expected in each of these centres in 2010. Conversely, apartment starts in Greater Moncton are expected to rebound in 2010 following last year's decline. Semi-detached starts, which have outpaced apartment starts in Moncton in recent years, are expected to remain stable in 2010 as demand improves. This will lead to an overall increase in multiple starts in the Moncton CMA. As a result, expect a small increase in multiple starts across the province for both 2010 and 2011, to 1,390 and 1,415 units, respectively.

Figure 7



*The point estimate for provincial total housing starts is 3,590 for 2010 and 3,640 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 3,150-3,850 units for 2010 and 3,000-4,225 for 2011.

Resales: MLS® sales were down in most provincial urban centres last year. Market conditions continue to remain favourable to potential home buyers in 2010 as mortgage rates remain low. As such, MLS® sales are expected to increase moderately in most markets. Consequently, MLS® sales should rise to 7,175 units in 2010, with a further increase to 7,350 in 2011.

Prices: In historical terms, the inventory of available homes on the resale market will remain high in 2010, limiting price growth in some urban centres. Nevertheless, the upward trend in the average MLS® price will persist over the forecast period. Expect the average sale price to rise to $159,000 in 2010 and $162,500 in 2011.

Nova Scotia

Overview

Positive economic growth of 1.7 per cent is expected in 2010 and 2011, as energy related investments continue to move through the construction phase.

The provincial economy has recently shown signs of improvement although a stronger dollar continues to impact exporters and the manufacturing sector.

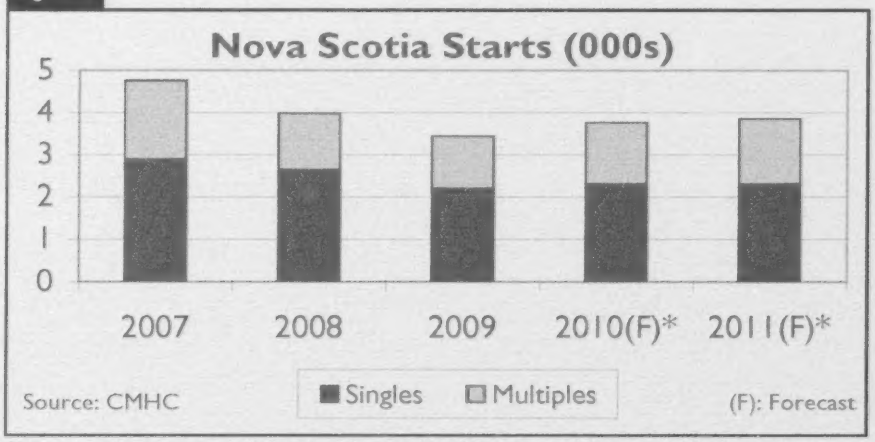
Growth in consumer spending, although more moderate in 2009 due to slower labour income growth, has recently shown some pickup within the current environment of low interest rates. A stronger economy with growing employment will help support consumer spending and household demand in the province in and 2010 and 2011.

In Detail

Single Starts: After declining close to 20 per cent in 2009, singles starts have already rebounded sharply in the first quarter of 2010. Projects that were put off in 2009 have begun construction in 2010. While the recent pace of growth is not expected to continue through the rest of the year, single starts will remain positive in 2010. Singles starts will total 2,300 in 2010 and 2011.

Multiple Starts: The multi-residential segment of the housing market recorded smaller losses in 2009 as compared to the singles market. Nearly flat levels of apartment construction kept the overall multiples decline to 7.5 per cent. Through three months of 2010, apartment construction is already showing signs of strength as multiple starts have climbed 30 per cent in the first quarter. For the rest of 2010 and 2011, expect multiples to remain strong relative to singles as 1,460 and 1,550 new multi-family units begin construction this year and next.

Figure 8



*The point estimate for provincial total housing starts is 3,760 for 2010 and 3,850 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 3,275-4,075 units for 2010 and 3,150-4,475 for 2011.

Resales: Existing home sales in Nova Scotia began to decline late in 2008 and into 2009. The result was a decline close to ten per cent last year. Improving economic factors have supported stronger sales in the first quarter of 2010. While the recent pace of existing home sales is not expected to continue throughout the year, sales of existing homes will climb to 10,300 units and 10,400 units in 2010 and 2011, respectively.

Prices: In spite of declining sales activity in 2008 and 2009, average existing home prices continued to rise. Sustained interest in above average priced homes helped support the overall price growth seen in Nova Scotia in the past two years. As demand picks up in 2010, there will be continued upward momentum for prices. Prices are expected to reach $205,000 in 2010 and $209,275 in 2011, respectively.

Prince Edward Island

Overview

Positive economic growth of 1.5 per cent is forecast for 2010 and 2011. Growth will be supported by capital spending by the province as well as an improving global outlook.

Consumer spending in Prince Edward Island has shown some improvement over the last half of 2009 into 2010. This has included an improving trend in auto sales.

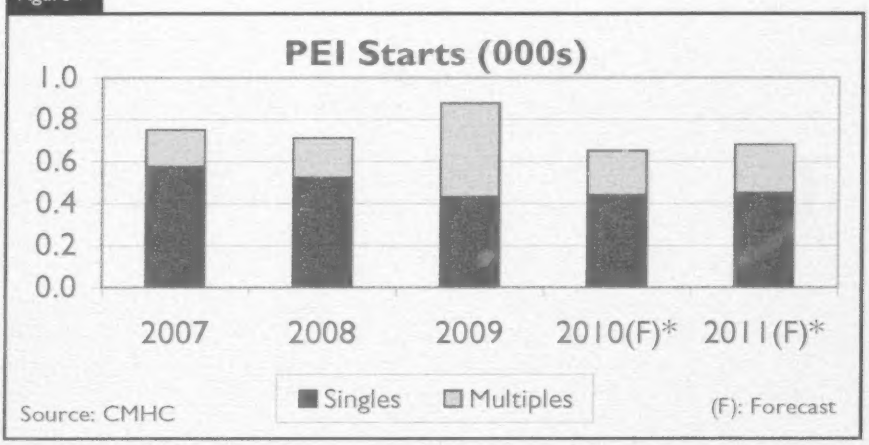
This has led to growth in labour income of over four per cent in 2009 and additional gains in early 2010, and should continue to support a stable housing outlook for 2010 and 2011.

In Detail

Single Starts: Single detached construction will remain steady in 2010 following a significant decline last year. Employment remains at near record levels. Part-time employment is where the growth has been taking place over the past six months. Single starts will thus edge higher to 440 units in 2010 and 450 units in 2011.

Multiple Starts: Multiple unit starts will decline following last year's high levels. Apartment vacancy rates in Charlottetown will continue to climb as new construction from late 2009 gets added to the supply in the market. As a result expect to see a pullback to 210 multiple units started in 2010 and 230 units in 2011.

Figure 9



*The point estimate for provincial total housing starts is 650 for 2010 and 680 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 575-700 units for 2010 and 550-750 for 2011.

Resales: The resale market on PEI is expected to maintain the same number of sales for this year as recorded over the past two years. This steady level of sales is hovering very near the ten year average. Relatively stable employment and economic factors will help support MLS® sales at 1,400 units in 2010 with a small decline to 1,300 units in 2011.

Prices: Growth in the average MLS® sales price will slow relative to the pace experienced over the recent past due to more balanced market conditions. The average MLS® sales price is expected to increase to $150,000 by the end of 2010 and $153,500 in 2011.

Newfoundland and Labrador

Overview

A global recovery focused on commodities will add to economic growth in 2010 and 2011, as the mining and energy sectors continue to stabilize or increase production activity. GDP growth of 2.5 per cent is forecast for Newfoundland and Labrador in 2010, followed by 3.0 per cent growth in 2011.

Several planned and realized major capital projects continue to inject stimulus into the local economy and contribute to increased resiliency on the part of consumers.

Consumers, a key component of economic growth in 2009 through related spending on retail, auto and housing activity, have continued to spend thus far in 2010.

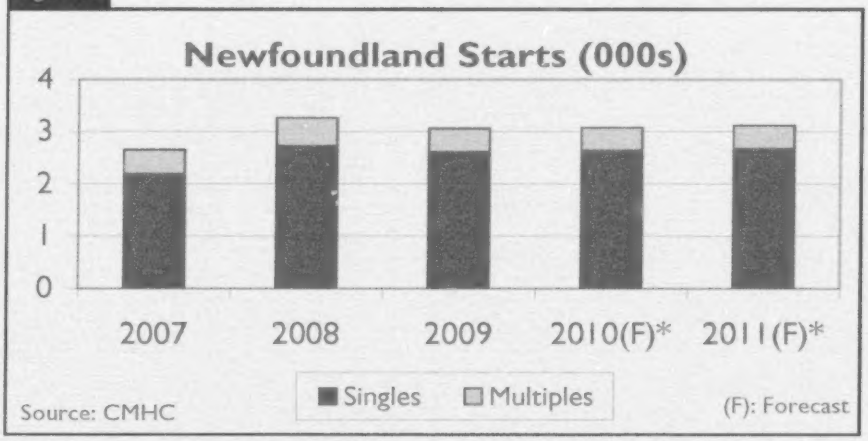
Increased royalties received by the Province will contribute to economic growth although declines in offshore oil production will continue to restrain GDP growth this year and next.

Additional economic stimulus will come from significant infrastructure spending program in 2010 and 2011.

In Detail

Single Starts: An uncertain economic environment eroded growth in single-detached starts marginally in 2009. However, improvement is expected in 2010 and 2011, especially for the St. John's area. A tepid labour market has been offset by low mortgage rates and continued population growth, providing support to the provincial single-detached housing market. A total of 2,635 single starts are expected in 2010 and 2,675 single starts are forecast for 2011.

Figure 10



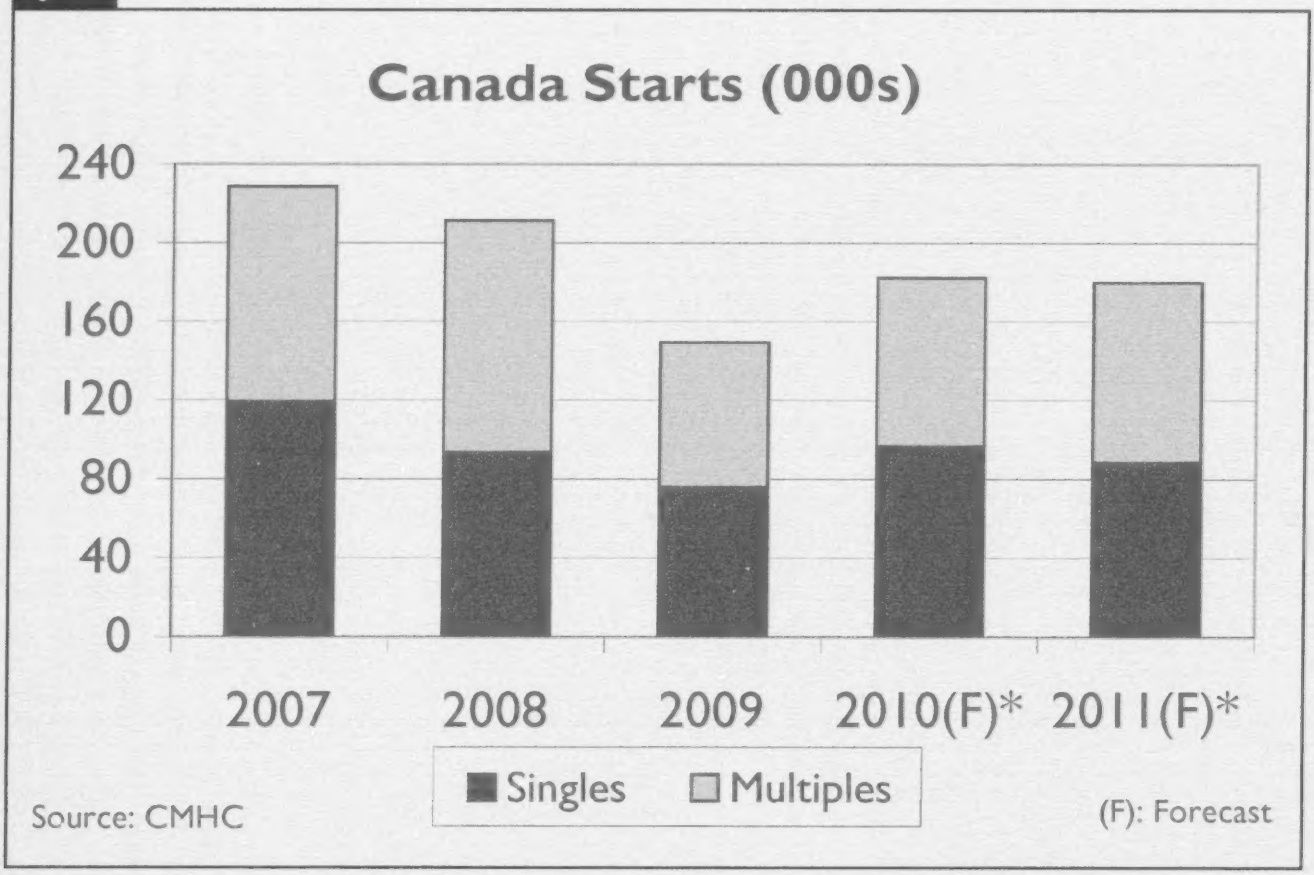
*The point estimate for provincial total housing starts is 3,075 for 2010 and 3,120 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 2,875-3,275 units for 2010 and 2,525-3,650 for 2011.

Multiple Starts: Multiple unit construction will remain stable at 440 units in 2010 and 445 units in 2011. With higher construction costs and increased build times, the number of single-detached homes with basement apartments continues to slow, with buyers opting for less expensive single unit homes. The mid-priced local condo market has developed slower than expected, but smaller households and a rapidly aging population continue to stimulate demand for this type of housing in St. John's. Going forward, high single-detached house prices should also stimulate additional demand among lower income buyers in general for these lower-priced housing options.

Resales: After record buying activity in recent years, resale demand will stabilize in 2010 and 2011. Accordingly, the expectation is for a modest increase to 4,500 provincial MLS® sales in 2010 and 4,550 sales for 2011.

Prices: Due to more balanced market conditions because of steady sales and a rising inventory of listings, average MLS® house price growth will moderate over the forecast period. The average MLS® price will reach $233,125 in 2010 and increase by nearly four per cent to $241,500 in 2011.

Figure 11



*The point estimate for total housing starts is 182,000 for 2010 and 179,600 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 166,900-199,600 units for 2010 and 148,600-208,800 for 2011.

Table 1: Total Housing Starts
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**2,498**	**2,234**	**2,649**	**3,261**	**3,057**	**3,075**	**3,120**	**5,900**	**2,275**	**2,090**	**2,035**
%	-13.0	-10.6	18.6	23.1	-6.3	0.6	1.5	63.9	-61.4	-8.1	-2.6
PEI	**862**	**738**	**750**	**712**	**877**	**650**	**680**	**500**	**700**	**800**	**600**
%	-6.2	-14.4	1.6	-5.1	23.2	-25.9	4.6	-58.3	40.0	14.3	-25.0
NS	**4,775**	**4,896**	**4,750**	**3,982**	**3,438**	**3,760**	**3,850**	**4,400**	**3,765**	**3,575**	**3,300**
%	1.2	2.5	-3.0	-16.2	-13.7	9.4	2.4	25.7	-14.4	-5.0	-7.7
NB	**3,959**	**4,085**	**4,242**	**4,274**	**3,521**	**3,590**	**3,640**	**4,600**	**3,535**	**3,275**	**2,950**
%	0.3	3.2	3.8	0.8	-17.6	2.0	1.4	27.8	-23.2	-7.4	-9.9
QUE	**50,910**	**47,877**	**48,553**	**47,901**	**43,403**	**47,300**	**41,500**	**52,300**	**48,500**	**45,500**	**43,000**
%	-12.9	-6.0	1.4	-1.3	-9.4	9.0	-12.3	11.8	-7.3	-6.2	-5.5
ONT	**78,795**	**73,417**	**68,123**	**75,076**	**50,370**	**63,200**	**58,800**	**64,100**	**66,500**	**62,200**	**59,800**
%	-7.4	-6.8	-7.2	10.2	-32.9	25.5	-7.0	6.5	3.7	-6.5	-3.9
MAN	**4,731**	**5,028**	**5,738**	**5,537**	**4,174**	**4,800**	**4,900**	**4,900**	**4,700**	**4,750**	**4,750**
%	6.6	6.3	14.1	-3.5	-24.6	15.0	2.1	19.5	-4.1	1.1	0.0
SASK	**3,437**	**3,715**	**6,007**	**6,828**	**3,866**	**4,650**	**5,000**	**5,200**	**4,400**	**4,300**	**4,700**
%	-9.1	8.1	61.7	13.7	-43.4	20.3	7.5	-1.9	-15.4	-2.3	9.3
ALTA	**40,847**	**48,962**	**48,336**	**29,164**	**20,298**	**28,100**	**32,400**	**29,500**	**27,500**	**27,400**	**27,900**
%	12.6	19.9	-1.3	-39.7	-30.4	38.4	15.3	2.4	-6.8	-0.4	1.8
BC	**34,667**	**36,443**	**39,195**	**34,321**	**16,077**	**22,900**	**25,700**	**27,500**	**22,600**	**21,000**	**20,500**
%	5.3	5.1	7.6	-12.4	-53.2	42.4	12.2	29.1	-17.8	-7.1	-2.4
CAN*	**225,481**	**227,395**	**228,343**	**211,056**	**149,081**	**182,000**	**179,600**	**198,900**	**184,475**	**174,900**	**169,525**
%	-3.4	0.8	0.4	-7.6	-29.4	22.1	-1.3	11.5	-7.3	-5.2	-3.1

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national total housing starts is 182,000 units for 2010 and 179,600 units for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 166,900-199,600 units for 2010 and 148,600-208,800 units for 2011.

Table 2: Single-Detached Housing Starts
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**2,005**	**1,864**	**2,184**	**2,725**	**2,606**	**2,635**	**2,675**	**5,400**	**1,850**	**1,690**	**1,600**
%	-10.0	-7.0	17.2	24.8	-4.4	1.1	1.5	86.2	-65.7	-8.6	-5.3
PEI	**634**	**512**	**573**	**521**	**430**	**440**	**450**	**400**	**450**	**500**	**410**
%	-7.0	-19.2	11.9	-9.1	-17.5	2.3	2.3	-20.0	12.5	11.1	-18.0
NS	**3,010**	**2,757**	**2,887**	**2,636**	**2,193**	**2,300**	**2,300**	**3,100**	**2,300**	**2,000**	**1,800**
%	-8.0	-8.4	4.7	-8.7	-16.8	4.9	0.0	24.0	-25.8	-13.0	-10.0
NB	**2,665**	**2,445**	**2,733**	**2,519**	**2,154**	**2,200**	**2,225**	**2,900**	**2,100**	**2,000**	**1,800**
%	-10.3	-8.3	11.8	-7.8	-14.5	2.1	1.1	38.1	-27.6	-4.8	-10.0
QUE	**23,930**	**21,917**	**22,177**	**19,778**	**17,535**	**19,700**	**17,500**	**20,400**	**20,500**	**19,500**	**18,500**
%	-17.1	-8.4	1.2	-10.8	-11.3	12.3	-11.2	-0.5	0.5	-4.9	-5.1
ONT	**41,682**	**38,309**	**37,910**	**31,108**	**22,634**	**31,200**	**21,900**	**37,300**	**35,500**	**28,200**	**23,800**
%	-14.8	-8.1	-1.0	-17.9	-27.2	37.8	-29.8	25.6	-4.8	-20.6	-15.6
MAN	**3,709**	**3,552**	**3,857**	**3,690**	**3,042**	**3,400**	**3,500**	**3,600**	**3,300**	**3,300**	**3,350**
%	6.5	-4.2	8.6	-4.3	-17.6	11.8	2.9	12.5	-8.3	0.0	1.5
SASK	**2,425**	**2,689**	**4,017**	**4,518**	**2,829**	**3,400**	**3,650**	**4,200**	**3,100**	**3,000**	**3,300**
%	10.6	10.9	49.4	12.5	-37.4	20.2	7.3	16.7	-26.2	-3.2	10.0
ALTA	**26,684**	**31,835**	**28,105**	**14,716**	**14,344**	**20,500**	**23,000**	**21,900**	**20,200**	**19,700**	**20,200**
%	18.7	19.3	-11.7	-47.6	-2.5	42.9	12.2	10.1	-7.8	-2.5	2.5
BC	**13,719**	**15,433**	**14,474**	**10,991**	**7,892**	**10,300**	**11,000**	**13,300**	**10,200**	**9,200**	**8,500**
%	-2.4	12.5	-6.2	-24.1	-28.2	30.5	6.8	17.7	-23.3	-9.8	-7.6
CAN*	**120,463**	**121,313**	**118,917**	**93,202**	**75,659**	**96,100**	**88,200**	**112,500**	**99,500**	**89,100**	**83,250**
%	-6.7	0.7	-2.0	-21.6	-18.8	27.0	-8.2	16.9	-11.6	-10.5	-6.6

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national single-detached starts is 96,100 for 2010 and 88,200 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 88,900-107,000 units for 2010 and from 70,700-103,700 units for 2011.

Table 3: Multiple Housing Starts
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**493**	**370**	**465**	**536**	**451**	**440**	**445**	**500**	**425**	**400**	**435**
%	-23.1	-24.9	25.7	15.3	-15.9	-2.4	1.1	-28.6	-15.0	-5.9	8.7
PEI	**228**	**226**	**177**	**191**	**447**	**210**	**230**	**100**	**250**	**300**	**190**
%	-3.8	-0.9	-21.7	7.9	134.0	-53.0	9.5	-85.7	150.0	20.0	-36.7
NS	**1,765**	**2,139**	**1,863**	**1,346**	**1,245**	**1,460**	**1,550**	**1,300**	**1,465**	**1,575**	**1,500**
%	22.0	21.2	-12.9	-27.8	-7.5	17.3	6.2	30.0	12.7	7.5	-4.8
NB	**1,294**	**1,640**	**1,509**	**1,755**	**1,367**	**1,390**	**1,415**	**1,700**	**1,435**	**1,275**	**1,150**
%	32.4	26.7	-8.0	16.3	-22.1	1.7	1.8	13.3	-15.6	-11.1	-9.8
QUE	**26,980**	**25,960**	**26,376**	**28,123**	**25,868**	**27,600**	**24,000**	**31,900**	**28,000**	**26,000**	**24,500**
%	-8.8	-3.8	1.6	6.6	-8.0	6.7	-13.0	21.3	-12.2	-7.1	-5.8
ONT	**37,113**	**35,108**	**30,213**	**43,968**	**27,736**	**32,000**	**36,900**	**26,800**	**31,000**	**34,000**	**36,000**
%	2.6	-5.4	-13.9	45.5	-36.9	15.4	15.3	-12.1	15.7	9.7	5.9
MAN	**1,022**	**1,476**	**1,881**	**1,847**	**1,132**	**1,400**	**1,400**	**1,300**	**1,400**	**1,450**	**1,400**
%	6.9	44.4	27.4	-1.8	-38.7	23.7	0.0	44.4	7.7	3.6	-3.4
SASK	**1,012**	**1,026**	**1,990**	**2,310**	**1,037**	**1,250**	**1,350**	**1,000**	**1,300**	**1,300**	**1,400**
%	-36.3	1.4	94.0	16.1	-55.1	20.5	8.0	-41.2	30.0	0.0	7.7
ALTA	**14,163**	**17,127**	**20,231**	**14,448**	**5,954**	**7,600**	**9,400**	**7,600**	**7,300**	**7,700**	**7,700**
%	2.8	20.9	18.1	-28.6	-58.8	27.6	23.7	-14.6	-3.9	5.5	0.0
BC	**20,948**	**21,010**	**24,721**	**23,330**	**8,185**	**12,600**	**14,700**	**14,200**	**12,400**	**11,800**	**12,000**
%	11.0	0.3	17.7	-5.6	-64.9	53.9	16.7	42.0	-12.7	-4.8	1.7
CAN*	**105,018**	**106,082**	**109,426**	**117,854**	**73,422**	**85,900**	**91,400**	**86,400**	**84,975**	**85,800**	**86,275**
%	0.7	1.0	3.2	7.7	-37.7	17.0	6.4	5.1	-1.6	1.0	0.6

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national multiple starts is 85,900 for 2010 and 91,400 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 78,000-92,600 units for 2010 and from 77,900-105,100 units for 2011.

Table 4: Multiple Housing Starts by Type (Units)

		2005	2006	2007	2008	2009	2010(F)	2011(F)
NF	Semi-Detached	151	122	133	169	55	65	65
	Row	31	39	72	108	92	75	55
	Apartment	311	209	260	259	304	300	325
	Total	493	370	465	536	451	440	445
PEI	Semi-Detached	111	62	100	59	56	50	65
	Row	75	13	23	54	68	60	65
	Apartment	42	151	54	78	323	100	100
	Total	228	226	177	191	447	210	230
NS	Semi-Detached	301	353	333	328	274	275	275
	Row	265	255	221	219	187	235	250
	Apartment	1,199	1,531	1,309	799	784	950	1,025
	Total	1,765	2,139	1,863	1,346	1,245	1,460	1,550
NB	Semi-Detached	391	482	530	584	449	465	475
	Row	203	275	195	235	220	200	200
	Apartment	700	883	784	936	698	725	740
	Total	1,294	1,640	1,509	1,755	1,367	1,390	1,415
QC	Semi-Detached	2,678	2,599	2,750	3,491	3,438	3,650	3,200
	Row	1,074	1,343	1,934	1,918	1,633	1,700	1,550
	Apartment	23,228	22,018	21,692	22,714	20,797	22,250	19,250
	Total	26,980	25,960	26,376	28,123	25,868	27,600	24,000
ON	Semi-Detached	4,673	4,393	4,284	3,415	3,007	3,150	2,900
	Row	12,537	11,046	11,255	11,212	7,121	8,450	9,400
	Apartment	19,903	19,669	14,674	29,341	17,608	20,400	24,600
	Total	37,113	35,108	30,213	43,968	27,736	32,000	36,900
MAN	Semi-Detached	133	178	175	168	191	156	163
	Row	161	158	198	480	307	299	312
	Apartment	728	1,140	1,508	1,199	634	945	925
	Total	1,022	1,476	1,881	1,847	1,132	1,400	1,400
SK	Semi-Detached	236	123	317	251	138	137	167
	Row	378	423	831	506	350	435	406
	Apartment	398	480	842	1,553	549	678	777
	Total	1,012	1,026	1,990	2,310	1,037	1,250	1,350
ALB	Semi-Detached	3,012	3,807	3,699	2,125	2,267	2,288	2,337
	Row	2,951	2,935	4,377	2,210	1,654	1,812	1,963
	Apartment	8,200	10,385	12,155	10,113	2,033	3,500	5,100
	Total	14,163	17,127	20,231	14,448	5,954	7,600	9,400
B.C.	Semi-Detached	1,791	2,239	2,111	2,061	1,239	2,000	2,600
	Row	4,459	4,476	4,175	3,926	2,276	3,100	3,300
	Apartment	14,698	14,295	18,435	17,343	4,670	7,500	8,800
	Total	20,948	21,010	24,721	23,330	8,185	12,600	14,700
CAN*	Semi-Detached	13,477	14,358	14,432	12,651	11,114	12,186	12,257
	Row	22,134	20,963	23,281	20,868	13,908	16,366	17,501
	Apartment	69,407	70,761	71,713	84,335	48,400	57,348	61,642
	Total	105,018	106,082	109,426	117,854	73,422	85,900	91,400

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**3,211**	**3,537**	**4,471**	**4,695**	**4,416**	**4,500**	**4,550**	**5,200**	**4,300**	**4,500**	**4,000**
%	-1.7	10.2	26.4	5.0	-5.9	1.9	1.1	7.0	-17.3	4.7	-11.1
PEI	**1,449**	**1,492**	**1,769**	**1,413**	**1,404**	**1,400**	**1,300**	**1,516**	**1,500**	**1,300**	**1,285**
%	-3.4	3.0	18.6	-20.1	-0.6	-0.3	-7.2	3.3	-1.1	-13.3	-1.2
NS	**10,948**	**10,697**	**11,857**	**10,869**	**10,021**	**10,300**	**10,400**	**10,724**	**10,300**	**10,200**	**9,975**
%	23.2	-2.3	10.8	-8.3	-7.8	2.8	1.0	-0.1	-4.0	-1.0	-2.2
NB	**6,836**	**7,125**	**8,161**	**7,555**	**7,003**	**7,175**	**7,350**	**7,696**	**7,505**	**7,000**	**6,500**
%	14.3	4.2	14.5	-7.4	-7.3	2.5	2.4	4.2	-2.5	-6.7	-7.1
QUE	**70,385**	**71,622**	**80,649**	**76,762**	**79,290**	**86,400**	**83,000**	**92,020**	**88,000**	**83,000**	**82,500**
%	3.1	1.8	12.6	-4.8	3.3	9.0	-3.9	3.1	-4.4	-5.7	-0.6
ONT	**197,140**	**194,930**	**213,379**	**181,001**	**195,840**	**217,600**	**193,500**	**232,288**	**233,000**	**210,000**	**195,000**
%	-0.1	-1.1	9.5	-15.2	8.2	11.1	-11.1	2.2	0.3	-9.9	-7.1
MAN	**12,761**	**13,018**	**13,928**	**13,525**	**13,086**	**13,500**	**13,800**	**13,220**	**14,000**	**13,600**	**13,200**
%	5.5	2.0	7.0	-2.9	-3.2	3.2	2.2	-4.1	5.9	-2.9	-2.9
SASK	**8,312**	**9,140**	**12,054**	**10,194**	**10,856**	**11,150**	**11,550**	**11,212**	**11,400**	**11,000**	**11,000**
%	1.7	10.0	31.9	-15.4	6.5	2.7	3.6	-7.0	1.7	-3.5	0.0
ALTA	**65,866**	**74,350**	**71,430**	**56,399**	**57,786**	**58,100**	**60,700**	**56,064**	**58,000**	**58,800**	**59,400**
%	14.6	12.9	-3.9	-21.0	2.5	0.5	4.5	-9.7	3.5	1.4	1.0
BC	**106,310**	**96,671**	**102,805**	**68,923**	**85,028**	**87,500**	**87,000**	**89,820**	**88,000**	**86,500**	**85,500**
%	10.3	-9.1	6.3	-33.0	23.4	2.9	-0.6	-17.8	-2.0	-1.7	-1.2
CAN*	**483,218**	**482,582**	**520,503**	**431,336**	**464,730**	**497,300**	**473,500**	**520,288**	**515,500**	**485,400**	**468,000**
%	5.2	-0.1	7.9	-17.1	7.7	7.0	-4.8	-3.4	-0.9	-5.8	-3.6

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national residential resales is 497,300 for 2010 and 473,500 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 484,000-513,300 units for 2010 and from 443,500-504,900 units for 2011.

Table 6: Average Residential Resale Price
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	141,167	139,542	149,258	178,477	206,374	233,125	241,500	229,982	233,975	237,000	232,000
%	7.4	-1.2	7.0	19.6	15.6	13.0	3.6	7.2	1.7	1.3	-2.1
PEI	117,237	125,430	133,457	139,944	146,044	150,000	153,500	150,563	147,500	152,000	150,222
%	5.8	7.0	6.4	4.9	4.4	2.7	2.3	7.2	-2.0	3.1	-1.2
NS	159,221	168,614	180,989	189,932	196,690	205,000	209,275	213,799	205,000	202,000	198,685
%	9.0	5.9	7.3	4.9	3.6	4.2	2.1	3.0	-4.1	-1.5	-1.6
NB	120,641	126,864	136,603	145,762	154,906	159,000	162,500	155,691	158,900	160,895	161,000
%	6.8	5.2	7.7	6.7	6.3	2.6	2.2	-1.6	2.1	1.3	0.1
QUE	184,492	195,171	207,530	215,307	225,412	238,600	242,600	238,091	238,000	238,500	240,000
%	7.4	5.8	6.3	3.7	4.7	5.9	1.7	0.9	0.0	0.2	0.6
ONT	262,949	278,364	299,544	302,354	318,366	355,700	362,400	352,344	356,000	357,000	358,000
%	7.2	5.9	7.6	0.9	5.3	11.7	1.9	4.8	1.0	0.3	0.3
MAN	133,854	150,229	169,189	190,296	201,343	215,500	222,300	218,693	213,972	214,500	214,700
%	12.3	12.2	12.6	12.5	5.8	7.0	3.2	5.6	-2.2	0.2	0.1
SASK	122,765	132,078	174,405	224,592	233,695	239,250	247,300	237,978	238,433	239,000	241,296
%	10.8	7.6	32.0	28.8	4.1	2.4	3.4	-2.1	0.2	0.2	1.0
ALTA	218,266	285,383	356,235	352,857	341,201	354,100	365,700	349,891	353,000	356,000	358,000
%	12.1	30.7	24.8	-0.9	-3.3	3.8	3.3	-2.1	0.9	0.8	0.6
BC	332,224	390,963	439,119	454,599	465,725	485,300	494,600	488,873	486,000	482,000	485,000
%	14.9	17.7	12.3	3.5	2.4	4.2	1.9	-0.8	-0.6	-0.8	0.6
CAN*	249,241	277,267	307,137	304,986	320,362	343,700	350,800	341,893	343,500	344,000	345,500
%	10.0	11.2	10.8	-0.7	5.0	7.3	2.1	0.1	0.5	0.1	0.4

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national average price is $343,700 for 2010 and $350,800 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from $338,500-$347,900 for 2010 and from $334,300-$363,200 for 2011.

Table 7: Employment
(annual percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)
NFLD	-0.1	0.7	0.6	1.5	-2.4	2.0	1.7
PEI	1.9	0.6	1.0	1.3	-1.0	1.5	1.0
NS	0.2	-0.3	1.3	1.3	-0.1	1.1	1.0
NB	0.1	1.4	2.1	0.9	0.1	0.8	1.0
QUE	1.0	1.3	2.3	0.8	-1.0	1.6	1.9
ONT	1.3	1.5	1.6	1.4	-2.4	1.3	2.2
MAN	0.6	1.2	1.6	1.7	0.0	1.0	1.5
SASK	0.8	1.7	2.1	2.2	1.5	1.3	1.9
ALTA	1.5	4.8	4.7	2.8	-1.3	0.6	2.0
BC	3.3	3.1	3.2	2.1	-2.4	1.9	2.4
CAN*	1.4	1.9	2.3	1.5	-1.6	1.4	2.0

Source: Statistics Canada.

(F) Forecast by CMHC

*The point estimate for the forecast of national employment growth is 1.4 per cent for 2010 and 2.0 per cent for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 1.1 per cent to 1.8 per cent in 2010 and 1.4 per cent to 2.7 per cent in 2011.

Table 8: Unemployment Rate
(percent)

	2005	2006	2007	2008	2009	2010(F)	2011(F)
NFLD	15.2	14.8	13.6	13.2	15.4	15.1	14.4
PEI	10.8	11.0	10.3	10.8	12.0	11.8	11.5
NS	8.4	7.9	8.0	7.7	9.2	8.7	8.7
NB	9.7	8.8	7.5	8.6	8.9	8.8	8.8
QUE	8.3	8.0	7.2	7.2	8.5	7.8	7.5
ONT	6.6	6.3	6.4	6.5	9.0	8.9	8.5
MAN	4.8	4.3	4.4	4.2	5.2	5.3	4.9
SASK	5.1	4.7	4.2	4.1	4.8	5.1	4.9
ALTA	3.9	3.4	3.5	3.6	6.6	6.8	6.1
BC	5.9	4.8	4.2	4.6	7.6	7.7	7.1
CAN*	6.8	6.3	6.0	6.1	8.3	8.1	7.8

Source: Statistics Canada.

(F) Forecast by CMHC.

*The point estimate for the forecast of national unemployment is 8.1 per cent for 2010 and 7.8 per cent for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 7.7 per cent to 8.4 per cent in 2010 and 6.8 per cent to 8.7 per cent in 2011.

Table 9: Gross Domestic Product
(annual percentage change)

	2005	2006	2007	2008	2009(F)	2010(F)	2011(F)
NFLD	2.2	3.5	9.1	0.5	-3.5	2.5	3.0
PEI	1.1	2.7	2.5	0.5	-0.4	1.5	1.5
NS	1.1	0.8	1.2	2.2	-0.8	1.7	1.7
NB	1.2	2.7	0.4	0.0	-1.0	1.5	1.4
QUE	1.8	1.7	2.8	1.0	-1.4	2.6	3.0
ONT	2.8	2.4	2.3	-0.5	-3.4	3.3	3.0
MAN	2.6	3.3	3.6	2.0	-0.4	2.5	3.0
SASK	3.1	-1.0	3.6	4.2	-6.1	2.9	3.2
ALTA	4.5	6.2	2.5	0.0	-5.0	2.6	3.4
BC	4.7	4.2	2.9	0.0	-2.5	2.7	2.8
CAN*	3.0	2.9	2.5	0.4	-2.6	3.0	3.0

Source: Statistics Canada.

(F) Forecast by CMHC.

*The point estimate for the forecast of national GDP growth is 3.0 per cent for 2010 and 3.0 percent for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 2.5 per cent to 4.0 per cent in 2010 and 2.3 per cent to 3.8 per cent in 2011.

Table 10: Total Net Migration *
(number of persons)

	2005	2006	2007	2008	2009	2010(F)	2011(F)
NFLD	-4,476	-3,878	-1,695	791	3,456	1,950	1,750
PEI	16	-107	384	1,203	1,115	550	800
NS	-1,831	-2,199	-834	1,221	2,754	1,850	2,125
NB	-2,009	-2,849	693	1,031	1,815	825	800
QUE	29,035	28,118	32,698	39,158	49,896	55,000	58,500
ONT	102,789	84,048	87,174	90,196	91,608	98,400	104,150
MAN	-1,487	1,809	7,527	7,462	11,029	11,600	12,100
SASK	-7,481	-1,562	9,287	10,480	11,251	11,600	12,000
ALTA	62,106	70,990	47,939	65,936	37,755	40,000	43,000
BC	50,822	52,371	58,819	63,320	58,571	61,600	63,100
CAN**	227,484	226,741	241,992	280,798	269,250	283,375	298,325

Source: Statistics Canada.

(F) Forecast by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes Territories and Nunavut.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
Victoria	2009	1,034	647	-7.8	7,660	476,137	1.4	1,001
	2010(F)	1,570	830	1.0	7,300	508,000	1.5	1,050
	2011(F)	1,910	850	1.0	7,200	522,000	1.2	1,100
Vancouver*	2009	8,339	2,929	-6.3	36,257	592,441	2.1	1,169
	2010(F)	12,000	3,500	-1.0	35,000	655,000	1.5	1,210
	2011(F)	14,500	4,000	1.0	34,000	675,000	1.2	1,258
Abbotsford	2009	365	210	n.a.	2,904	340,206	6.1	781
	2010(F)	500	260	n.a.	2,950	345,000	5.0	795
	2011(F)	550	280	n.a.	3,000	355,000	4.5	810
Kelowna	2009	657	404	n.a.	3,660	400,450	3.0	897
	2010(F)	975	525	n.a.	4,100	420,000	3.0	890
	2011(F)	1,075	600	n.a.	4,300	435,000	2.5	910
Edmonton	2009	6,317	3,897	-11.1	19,139	320,378	4.5	1,015
	2010(F)	8,600	5,600	0.8	19,250	333,000	4.0	1,000
	2011(F)	10,400	6,600	3.6	20,000	345,000	3.3	1,030
Calgary	2009	6,318	4,775	-6.7	24,880	385,882	5.3	1,099
	2010(F)	8,800	6,500	2.7	25,000	403,000	4.9	1,090
	2011(F)	10,300	7,200	3.4	26,000	418,000	3.9	1,120
Saskatoon	2009	1,428	1,101	-7.6	3,834	278,895	1.9	905
	2010(F)	1,600	1,250	2.2	3,900	285,000	3.0	925
	2011(F)	1,850	1,350	3.3	4,100	295,000	3.0	935
Regina	2009	930	569	5.6	3,704	244,088	0.6	832
	2010(F)	1,000	650	3.5	3,800	255,000	2.0	850
	2011(F)	1,150	700	4.3	3,900	265,000	2.5	855
Winnipeg	2009	2,033	1,505	2.5	11,509	207,342	1.1	809
	2010(F)	2,600	1,700	4.0	12,000	222,000	1.2	835
	2011(F)	2,650	1,750	4.0	12,250	230,000	1.4	860
Thunder Bay	2009	180	166	0.8	1,423	145,100	2.3	742
	2010(F)	230	175	2.5	1,550	154,000	2.6	760
	2011(F)	205	165	3.0	1,465	160,000	2.6	780
Sudbury	2009	450	224	0.8	1,977	200,947	2.9	830
	2010(F)	370	210	2.5	1,990	212,000	3.6	850
	2011(F)	410	260	3.0	2,100	222,000	3.3	870
Windsor	2009	391	303	0.1	4,661	153,691	13.0	747
	2010(F)	585	450	1.0	4,800	157,500	11.8	750
	2011(F)	680	525	1.5	4,580	160,000	10.5	760

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
London	2009	2,168	1,056	1.5	8,314	214,510	5.0	910
	2010(F)	2,370	1,600	1.0	8,700	219,500	5.6	920
	2011(F)	2,240	1,400	1.0	8,100	222,000	4.0	950
Kitchener	2009	2,298	1,161	0.6	6,580	269,552	3.3	856
	2010(F)	2,750	1,300	2.0	7,150	284,900	3.1	870
	2011(F)	2,700	1,250	1.5	6,600	290,000	2.8	890
St. Catharines-Niagara	2009	859	574	-0.6	5,808	209,563	4.4	804
	2010(F)	1,030	600	2.5	6,200	218,000	4.4	820
	2011(F)	1,000	540	2.0	5,900	220,000	4.1	835
Hamilton	2009	1,860	899	-1.1	12,680	290,946	4.1	831
	2010(F)	2,925	1,500	0.8	13,600	315,000	3.6	835
	2011(F)	2,625	1,350	1.0	12,600	324,000	3.4	840
Toronto	2009	25,949	8,130	-0.1	89,255	396,154	3.1	1,096
	2010(F)	34,400	13,000	3.7	101,000	444,400	3.4	1,104
	2011(F)	32,600	8,000	1.8	85,500	452,000	2.9	1,117
Barrie	2009	427	292	n.a.	4,326	263,959	3.8	961
	2010(F)	570	380	n.a.	4,600	278,600	3.9	975
	2011(F)	530	380	n.a.	4,000	282,800	3.5	977
Peterborough	2009	371	286	n.a.	2,458	236,637	6.0	875
	2010(F)	425	315	n.a.	2,530	247,000	6.7	880
	2011(F)	395	290	n.a.	2,300	251,000	6.2	895
Brantford	2009	317	258	n.a.	1,884	220,369	3.3	754
	2010(F)	435	245	n.a.	1,950	229,000	3.0	763
	2011(F)	365	220	n.a.	1,850	234,000	2.8	778
Guelph	2009	567	299	n.a.	2,878	265,799	4.1	874
	2010(F)	850	400	n.a.	3,000	290,000	3.9	887
	2011(F)	800	350	n.a.	2,800	295,000	3.6	905
Oshawa*	2009	980	836	n.a.	9,330	278,984	4.2	900
	2010(F)	1,740	1,400	n.a.	10,000	296,000	4.2	917
	2011(F)	1,540	1,150	n.a.	9,000	300,000	3.8	935
Kingston	2009	717	432	n.a.	3,377	242,729	1.3	909
	2010(F)	750	520	n.a.	3,500	248,800	1.6	935
	2011(F)	720	500	n.a.	3,200	253,700	1.2	960

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
Ottawa	2009	5,814	2,471	1.5	14,923	304,801	1.5	1,028
	2010(F)	6,275	2,500	3.0	15,850	327,000	1.7	1,065
	2011(F)	5,950	2,200	3.0	14,950	336,000	1.2	1,105
Gatineau	2009	3,116	1,056	1.8	4,335	206,005	2.2	690
	2010(F)	2,750	900	2.8	4,500	215,300	2.4	705
	2011(F)	2,600	825	3.2	4,350	220,500	2.6	720
Montréal	2009	19,251	5,446	2.3	41,802	274,842	2.5	668
	2010(F)	20,500	6,500	2.3	45,700	293,000	2.7	678
	2011(F)	19,100	5,700	2.1	43,000	298,000	2.8	685
Trois-Rivières	2009	1,027	375	n.a.	1,036	142,048	2.7	520
	2010(F)	1,425	375	n.a.	1,000	147,750	2.7	530
	2011(F)	825	350	n.a.	975	150,850	3.0	540
Sherbrooke	2009	1,580	668	n.a.	1,803	193,245	3.9	553
	2010(F)	1,560	660	n.a.	1,920	203,000	4.5	560
	2011(F)	1,450	625	n.a.	1,910	207,000	4.7	565
Québec	2009	5,513	1,746	7.0	7,969	212,198	0.6	676
	2010(F)	5,700	1,800	7.0	8,050	228,000	0.6	696
	2011(F)	5,200	1,600	5.0	7,600	239,500	0.8	714
Saguenay	2009	584	337	n.a.	1,472	151,911	1.5	518
	2010(F)	835	350	n.a.	1,575	161,500	1.8	535
	2011(F)	594	325	n.a.	1,500	166,500	2.0	545
Saint John	2009	659	369	3.3	1,986	171,027	3.6	644
	2010(F)	670	390	1.2	2,000	175,500	3.8	665
	2011(F)	715	420	1.0	2,065	179,000	4.0	685
Moncton	2009	973	430	3.3	2,386	150,135	3.8	675
	2010(F)	1,080	460	1.2	2,475	155,500	3.0	695
	2011(F)	1,130	480	1.0	2,600	163,000	3.5	720
Halifax	2009	1,733	875	1.1	5,862	237,214	2.9	877
	2010(F)	2,120	1,000	1.2	6,200	243,500	2.9	900
	2011(F)	2,280	1,050	1.5	6,350	250,000	3.1	920
St. John's	2009	1,703	1,385	11.5	3,642	218,862	0.9	677
	2010(F)	1,775	1,450	8.0	3,650	245,000	1.0	725
	2011(F)	1,900	1,550	5.0	3,600	255,000	1.3	775
Charlottetown	2009	669	268	0.9	531	177,237	3.4	701
	2010(F)	425	275	1.0	550	180,000	4.5	725
	2011(F)	450	275	1.2	550	185,000	5.0	735
ALL LISTED	2009	107,577	46,379	-2.3	356,245	340,951	2.8	861
CENTRES	2010(F)	132,190	59,570	2.4	377,340	368,791	2.9	883
	2011(F)	133,389	55,110	2.3	354,195	366,753	2.7	899

Sources: CMHC, Canadian Real Estate Association, QFREB by Centris®, FCIQ par Centris®, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators (levels and quarterly percent change)

	2008Q2	2008Q3	2008Q4	2009Q1	2009Q2	2009Q3	2009Q4	2010Q1
New Housing								
Building permits, units, thousands	230.3	207.3	162.9	130.8	148.7	171.8	209.5	209.3
% change	*-8.7*	*-14.9*	*-30.0*	*-40.6*	*-35.4*	*-17.2*	*28.6*	*59.9*
Housing starts, total, thousands	222.7	210.7	180.7	131.2	129.7	155.0	178.4	198.9
% change	*-3.9*	*-14.4*	*-15.4*	*-42.7*	*-41.8*	*-26.4*	*-1.3*	*51.6*
Housing starts, singles, thousands	97.5	92.4	80.9	60.6	64.9	77.9	96.2	112.5
% change	*-19.5*	*-22.4*	*-28.3*	*-40.1*	*-33.4*	*-15.7*	*18.9*	*85.6*
Housing starts, multiples, thousands	125.2	118.3	99.8	70.6	64.8	77.1	82.2	86.4
% change	*13.1*	*-7.0*	*-0.9*	*-44.8*	*-48.2*	*-34.8*	*-17.6*	*22.4*
Housing completions, total,	52,688	58,197	58,991	39,378	46,636	45,363	45,064	37,611
% change	*4.3*	*3.8*	*5.7*	*-11.0*	*-11.5*	*-22.1*	*-23.6*	*-4.5*
New house price index, 1997=100	158.4	158.6	157.7	155.4	153.5	153.9	155.4	156.7
% change	*4.3*	*2.3*	*0.9*	*-1.6*	*-3.1*	*-3.0*	*-1.5*	*0.8*
Existing Housing								
MLS® resales, units, thousands	457,200	437,752	341,044	354,700	460,464	507,172	538,660	520,288
% change	*-14.2*	*-13.5*	*-32.8*	*-27.8*	*0.7*	*15.9*	*57.9*	*46.7*
MLS® average resale price, $C	310,954	299,620	284,896	286,704	311,241	329,505	341,614	341,893
% change	*2.4*	*-3.4*	*-10.7*	*-9.9*	*0.1*	*10.0*	*19.9*	*19.2*
Mortgage Market								
1-year mortgage rate, per cent*	6.68	6.75	6.10	4.83	3.85	3.73	3.67	3.60
5-year mortgage rate, per cent*	6.93	6.95	7.05	5.71	5.45	5.73	5.64	5.58
Residential Investment**								
Total, $1997 millions	80,548	79,535	74,439	69,985	71,343	72,954	77,688	n.a.
% change	*-0.4*	*-1.8*	*-9.1*	*-13.2*	*-11.4*	*-8.3*	*4.4*	*n.a.*
New, $1997 millions	36,729	36,203	35,462	31,395	28,413	27,174	29,105	n.a.
% change	*-0.2*	*-2.5*	*-5.1*	*-15.0*	*-22.6*	*-24.9*	*-17.9*	*n.a.*
Alterations, $1997 millions	33,544	33,612	32,200	31,924	32,864	34,136	35,628	n.a.
% change	*4.7*	*3.4*	*-2.7*	*-5.2*	*-2.0*	*1.6*	*10.6*	*n.a.*
Transfer costs, $1997 millions	11,228	10,784	8,096	8,080	11,136	12,560	13,748	n.a.
% change	*-10.0*	*-10.0*	*-33.2*	*-26.8*	*-0.8*	*16.5*	*69.8*	*n.a.*
Deflator, 1997=100	138.2	138.6	138.4	136.3	136.4	137.6	139.8	n.a.
% change	*3.3*	*2.3*	*1.1*	*-0.9*	*-1.3*	*-0.7*	*1.0*	*n.a.*

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New house price index and the Residential Investment deflator which are only seasonally adjusted and Housing completions and the 1-year and 5-year mortgage rates which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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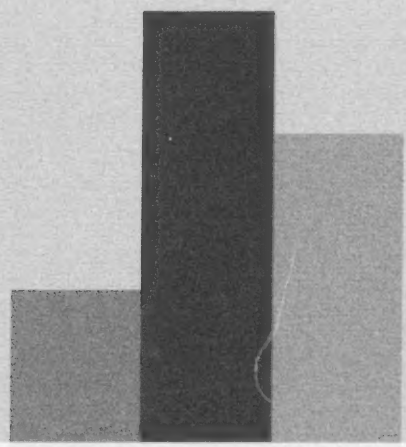

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